

## **MEMORANDUM**

**To:** EPW Members and Staff  
**From:** EPW Committee Staff  
**Re:** EPW Business Meeting  
**Date:** November 14, 2016

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On Tuesday, November 15, 2016, after the first vote the Senate Committee on Environment and Public Works (EPW) will hold a business meeting to consider a number of projects for the United States General Services Administration (GSA).

### **BACKGROUND**

Section 3370 of Title 40 requires that the relevant House and Senate authorizing committees approve certain GSA projects, including building acquisitions, construction, and/or alterations. Appropriations for such projects may only be expended after both the Senate Environment and Public Work Committee and the House Transportation and Infrastructure Committee adopt resolutions authorizing each project for which the appropriation was made. All of the projects to be considered were submitted by GSA for approval in the FY 2016 and FY 2017 budgets and have been approved by the House Transportation and Infrastructure Committee.

Based on savings estimates from GSA, the 5 construction projects to be considered will save the private sector a total of \$19,900,000 in future lease payments over the next 10 years, and the 7 leases will account for a total savings of \$48,217,000 in future lease payments over the next 10 years. Altogether, the resolutions to be considered will make for a total estimated savings of \$68,117,000 over the administration's typical leasing period.

### **CONSTRUCTION PROJECTS (5)**

#### **New United States Courthouse: Des Moines, Iowa**

GSA proposes the acquisition of a site and the design and construction of a new US Courthouse of 229,000 gross square feet in Des Moines, IA, which will meet the court's 10-year space needs and the site will accommodate the anticipated 30-year needs of the court. The new courthouse will consolidate all of the district court and court-related space into one facility, with the exception of the U.S. Department of Justice – Office of the U.S. Attorney which will remain in leased space. The Judiciary Courthouse Project Priorities list includes a courthouse project in Des Moines, IA.

Total Estimated Cost: \$136,602,000

Estimated Savings: \$1,795,000 annually in future lease payments

**New United States Courthouse: Anniston, Alabama**

GSA proposes the construction of a new US Courthouse of approximately 63,000 gross square feet to meet the court's 10-year space needs and the site will accommodate the anticipated 30-year needs of the court. The existing Federal Building and US Courthouse does not meet the United States Courts Design Guide standards, does not provide for future expansion, and lacks adequate security.

Total Estimated Cost: \$42,575,000

Estimated Savings: \$195,000 annually in future lease payments

**New United States Courthouse: Savannah, Georgia**

GSA proposes the design and construction of an annex of 46,000 gross square feet, to include parking spaces and alteration of the Tomochichi Federal Building and Courthouse. The project will meet the 10-year space needs of the court and allow for expansion to meet the anticipated 30-year needs of the court. Through Public Law 111-117 Congress appropriated \$7,900,000 for re-design of a new court house in Savannah.

Total Estimated Cost: \$108,197,000

**New United States Courthouse: Harrisonburg, Pennsylvania**

GSA requests additional design funds in advance of a new US Courthouse of 243,000 gross square feet, which will meet the court's 10-year space needs and the site will accommodate the anticipated 30-year needs of the court. The existing US Courthouse does not meet the United States Courts Design Guide standards and lacks adequate security. The Judiciary Courthouse Project Priorities list includes a courthouse project in Harrisonburg, PA.

Total Estimated Cost: \$194,444,000

**New United States Courthouse: Greenville, Mississippi**

GSA proposes the acquisition of a site and the design and construction of a new US Courthouse of 62,000 gross square feet in Greenville, MS, which will meet the court's 10-year space needs and the site will accommodate the anticipated 30-year needs of the court that indicate no anticipated growth. The existing Federal Building and Courthouse in downtown Greenville does not meet the United States Courts Design Guide standards and lacks adequate security. The site is still to be determined.

Total Estimated Cost: \$40,102,000

**LEASES (7)****Social Security Administration: Dallas, Texas**

GSA proposes a lease for 135,260 rentable square feet (RSF) for the Social Security Administration space located in Dallas, TX, which will improve the overall space utilization rate from 317 to 172 usable square feet (USF) per person. The proposal will reduce the agency's footprint at this location by 62,591 RSF. Without this space reduction, continued occupancy at the proposed market rate would be \$7,122,636 per year.

Expiration of Current Leases: 9/30/2017 and 10/31/17

Current Total Cost: \$4,457,000 annually

Proposed Total Estimated Cost: \$4,869,360 annually

Estimated Savings: \$2,253,276 annually

**Department of Agriculture: Northern Virginia**

GSA proposes a lease for 131,000 RSF for the Department of Agriculture space located in Alexandria, VA. The proposal will provide continued housing for USDA and improve the overall utilization rate from 215 to 150 USF per person. The proposal will reduce entity footprint at this location by 53,216 RSF. Without this space reduction, continued occupancy at the proposed market rate would be \$7,184,424 per year.

Expiration of Current Lease: 5/31/2017

Current Total Cost: \$5,317,419 annually

Proposed Total Estimated Cost: \$5,109,000 annually

Estimated Savings: \$2,075,424 annually

**Executive Office of Immigration Review and Immigration and Customs Enforcement: San Francisco, California**

GSA proposes to amend prospectus PCA-01-SF16 (approved by the EPW Committee on January 20, 2016) which proposed a lease of 85,000 RSF for the Department of Justice, Executive Office of Immigration Review and Department of Homeland Security, Immigration and Customs Enforcement, Office for Principle Legal Advisors, for a term of 10 years at a maximum cost of \$76 per RSF. The amendment seeks to continue leasing 6,800 RSF, previously removed from OPLA housing in PCA-01-SF16, to house an increase in staff.

Expiration of Current Lease: 10/12/2016

Current Total Cost: \$3,220,858 annually

Proposed Total Estimated Cost: \$6,832,500 annually

**National Archives and Records Administration: Jackson and Clay Counties, Missouri, and Johnson County, Kansas**

GSA proposes a lease for 806,794 RSF for the National Archives and Records Administration – Federal Records Center space located in Summit, MO, that will provide for continued Federal record storage capabilities and maintain the current utilization rate of 129 USF per person.

Expiration of Current Lease: 8/14/2017

Current Total Cost: \$3,211,969 annually

Proposed Total Estimated Cost: \$5,647,558 annually

**Small Business Administration: Forth Worth, Texas**

GSA proposes a lease for 163,000 RSF for the Small Business Administration, Office of Disaster Assistance space located in Summit, MO, that will provide for continued housing and allow SBA to respond to disasters. Overall utilization rate will range from 292 to 83 USF per person under the proposal and reduce entity footprint by 17,000 RSF. Without this space reduction, continued occupancy at the proposed market rate would be \$5,220,000 per year.

Expiration of Current Leases: 9/03/2017 and 7/23/2018

Current Total Cost: \$4,264,000 annually

Proposed Total Estimated Cost: \$4,727,000 annually

Estimated Savings: \$493,000 annually

**Department of Homeland Security Federal Emergency Management Agency: Washington, DC**

GSA proposes a lease for 116,675 RSF for a portion of the FEMA Headquarters functions currently located in three leases in Washington, DC, and one lease in Arlington, VA. The proposal will consolidate the FEMA components under one lease, improving overall utilization rates from 219 to 108 USF per person and provide continued housing for FEMA prior to its planned move to the St. Elizabeth's campus.

Expiration of Current Leases: 11/30/2016, 1/02/2018, 09/30/2019, and 10/01/2020

Current Total Cost: \$9,550,150 annually

Proposed Total Estimated Cost: \$5,483,725 annually

**United States International Trade Commission: Washington, DC**

GSA proposes a lease for 207,000 RSF for the US International Trade Commission (ITC) space located in Washington, DC, which will provide continued housing for ITC and maintain an overall utilization rate of 343 USF per person.

Expiration of Current Leases: 8/10/2017

Current Total Cost: \$8,750,447 annually

Proposed Total Estimated Cost: \$9,315,000 annually